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SPECIAL WARRANTY DEED

TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH, **Wells Fargo Bank, N.A. as Trustee for Bear Stearns Asset Backed Securities I Trust 2004-BO1, by its attorney-in-fact PHH Mortgage Corporation (Grantor)**, CONVEYS AND SPECIALLY WARRANTS to **Ivan's Roofing Company, an Indiana Limited Liability Company (Grantee)**, for the sum of FORTY-EIGHT THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$48,500.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following-described real estate in Lake County, State of Indiana, to-wit:

LOT 10 IN ORCHARD ACRES, IN THE CITY OF HAMMOND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 34 PAGE 6, IN THE OFFICE OF THE RECORDED OF LAKE COUNTY, INDIANA

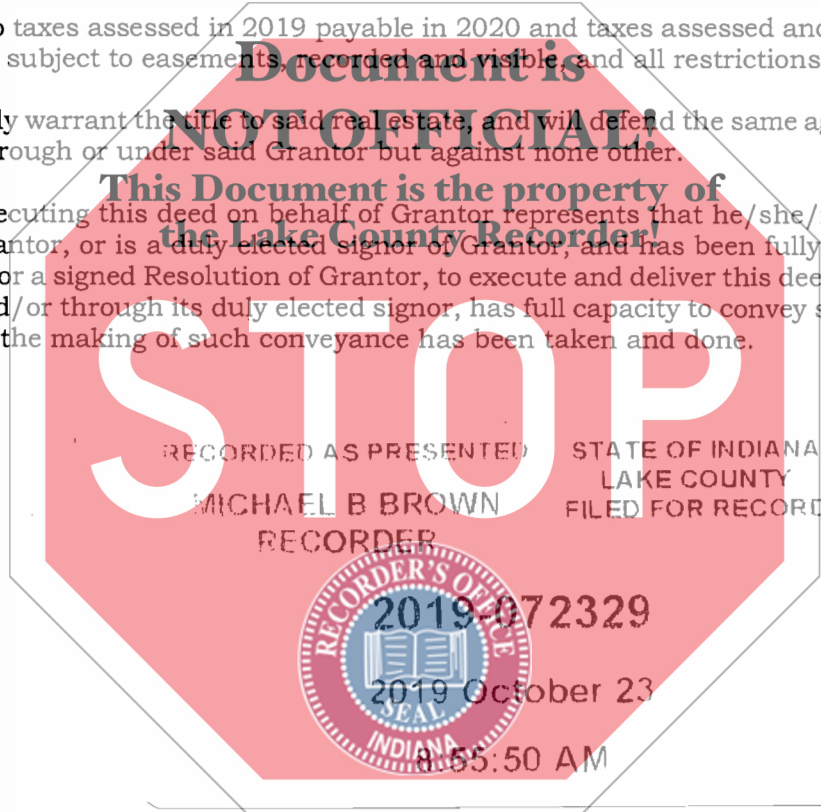
Common Address: 7403 Montana Avenue Hammond, Indiana 46323-2922

Parcel ID No.: 45-07-15-128-022.000-023

Grantee takes subject to taxes assessed in 2019 payable in 2020 and taxes assessed and payable thereafter. In addition, Grantee takes subject to easements, recorded and visible, and all restrictions of record.

Grantor does hereby fully warrant the title to said real estate, and will defend the same against lawful claims of all persons claiming by, through or under said Grantor but against none other.

The person or entity executing this deed on behalf of Grantor represents that he/she/it is the duly authorized Attorney-in-Fact for Grantor, or is a duly elected signor of Grantor, and has been fully empowered by a signed Power of Attorney, and/or a signed Resolution of Grantor, to execute and deliver this deed; that Grantor, through its Attorney-in-Fact, and/or through its duly elected signor, has full capacity to convey said real estate; and that all necessary action for the making of such conveyance has been taken and done.



DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

OCT 22 2019

JOHN E. PETALAS
LAKE COUNTY AUDITOR

29928

AMOUNT \$ 25100
 CASH _____ CHARGE _____
 CHECK # 1000000005
 OVERAGE _____
 COPY _____
 NON-CONF _____
 DEPUTY JTB

E

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed this 15th day of October, 2019.

Wells Fargo Bank, N.A. as Trustee for Bear Stearns Asset Backed Securities I Trust 2004-BO1, by its attorney-in-fact PHH Mortgage Corporation

By: Christian Lazu
Title: Contract Management Coordinator

STATE OF Florida)
COUNTY OF Palm Beach)

The foregoing instrument was acknowledged before me this 15th day of October, 2019, by Christian Lazu, the Contract Management Coordinator (title) of its attorney-in-fact **PHH Mortgage Corporation for Wells Fargo Bank, N.A. as Trustee for Bear Stearns Asset Backed Securities I Trust 2004-BO1**, who is personally known to me or who has produced _____ as identification and who did/ did not take an oath, **POA recorded simultaneously herewith.**

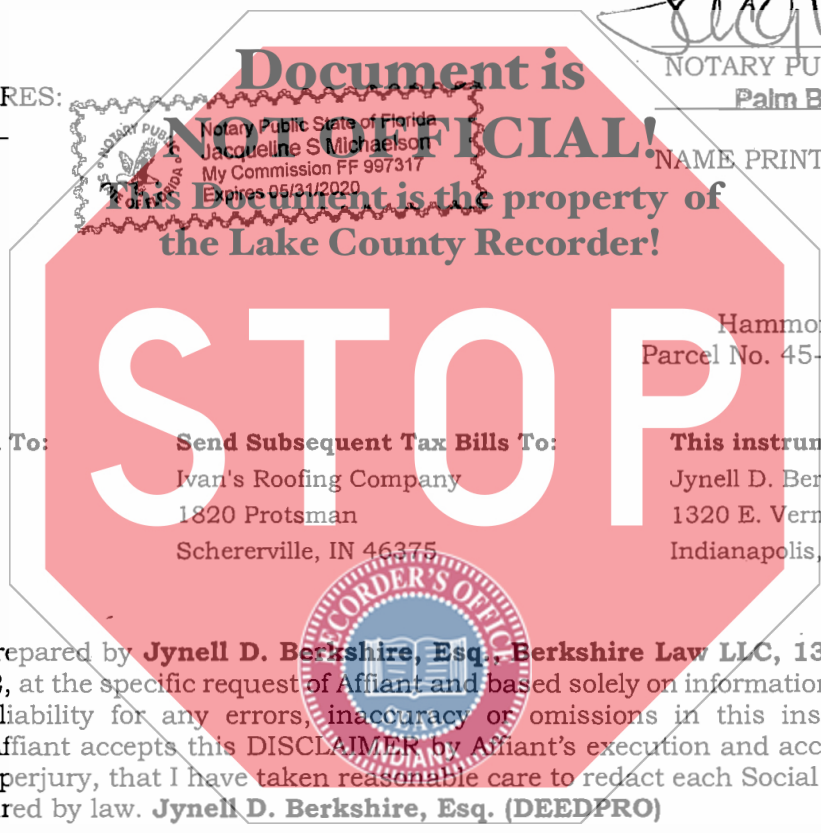
Jacqueline S. Michaelson

MY COMMISSION EXPIRES: _____



NOTARY PUBLIC, a resident of Palm Beach County

NAME PRINTED: Jacqueline S. Michaelson



Special Warranty Deed
7403 Montana Avenue
Hammond, Indiana 46323-2922
Parcel No. 45-07-15-128-022.000-023
Loan No. 8010675653

Grantee's Address and After Recording Return To:
Ivan's Roofing Company
1820 Protsman
Scherverville, IN 46375

Send Subsequent Tax Bills To:
Ivan's Roofing Company
1820 Protsman
Scherverville, IN 46375

This instrument was prepared by:
Jynell D. Berkshire, Esq.
1320 E. Vermont Street
Indianapolis, IN 46202

This instrument was prepared by **Jynell D. Berkshire, Esq., Berkshire Law LLC, 1320 E. Vermont Street, Indianapolis, IN 46202**, at the specific request of Affiant and based solely on information supplied by Affiant. The preparer assumes no liability for any errors, inaccuracy or omissions in this instrument resulting from information provided. Affiant accepts this **DISCLAIMER** by Affiant's execution and acceptance hereof. I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. **Jynell D. Berkshire, Esq. (DEEDPRO)**